

Arlington Conservation Commission
Minutes
November 6, 2014

Mr. Connors called the meeting to order at 7:45 p.m. in the second floor conference room of the Town Hall Annex. Present were Susan Chapnick, Janine White, Catherine Garnett, Charles Tirone, Eileen Coleman, Curt Connors, Michael Nonni, and David White of the Commission. Nathaniel Stevens and Michelle Durocher of the Commission were not present. Also present were Bruce Whelple, Sara Hirshon, Neil Martelle, Nino Pedrelli, Bruna Pedrelli Brashears, Richard Kirby, David Young, Michelle Phelan, Andrew Leonard, Al Gala.

7:45pm – Commission Business

DWhite/Chapnick motioned to approve the 10/16/14 **minutes** with edits; motion passed unanimously.

The Commission discussed the outcome of the **Land Stewards meeting on October 30**. The presentations were good and the next step is to generate a flyer/posting that has the link for the app that was discussed and guidance on how to use it for our properties.

8pm Notice of Intent - 133 Thorndike addition

Mr. Kirby presented the application materials for an addition at this property within the 100 year floodplain. Compensatory flood storage is achieved by removing the garage, its concrete slab and the end of the driveway. All horizontal members of the structural elements to the deck and addition will be built above the 100 year floodplain. Five helical piles will be installed to support the new addition and the deck. The elevation of the floodplain is 7 feet NAVD. The yard has lawn at present in the area of the proposed addition and deck.

The deck and addition will be approximately 2 feet above the ground, and gravel will be placed below the structures. The stairs leading off of the deck were not included in the volume calculations but there is more than enough storage provided by the removal of the garage.

The neighbors to the west commented that they do not wish the grades to change towards their property and that downspouts be directed away from their subgrade basement.

The downspouts could be directed towards the gravel below the addition and deck. The substructure should have some kind of landscaping lattice work to keep animals out from under the addition and deck. And the addition of geotextile below the gravel will maintain the void spaces and allow the water to penetrate the soils more easily.

Mr. Tirone asked about the compensatory flood storage, specifically how the applicant can reassure the Commission no new structure would be built in the future on the area used to

meet the performance standards for compensatory flood storage. A deed restriction and a condition were discussed.

The Commission discussed three conditions: 1) to require the as built plans to confirm that the grades are not altered, 2) direct the downspouts to gravel under the structures, 3) install geotextile under the gravel.

DWhite/Coleman motioned to close the hearing; unanimously approved.

DWhite/JWhite motioned to approve the project with the above conditions; motion passed unanimously.

8:15pm **Notice of Intent** - 19 Massachusetts Ave, hotel addition

The hearing for this application was continued to November 20 at 8:30pm in order for the applicants to respond to the Commission's request for additional information.

8:30pm **Discussion** - Spy Pond Field tennis courts

Mr. Leonard presented the draft plan to replace the 4 existing tennis courts at the corner of Wellington St just across from the Arlington Boys and Girls Club. The proposal will remove pavement within the Buffer Zone and redirect all stormwater runoff to an infiltration system underneath the courts.

It is possible that 6 tennis courts can be built here, with the additional two being located further away from the pond, outside of the buffer zone.

Mr. Tirone asked why the project can't move completely out of the Buffer Zone and pointed out that the plans show 90 feet of unused field space that could be used to shift this project out of the Buffer Zone without impacting the positioning of the existing soccer field.

After additional deliberation, the applicants said they would return with a Notice of Intent for this work.

Commission Business, cont.:

The owners of **48 Lakehill Ave** presented a draft remediation plan to the Commission for 2 trees that were cut down. The Commission reviewed the activity and determined that the 2 trees were approximately 12 inches diameter. The trees were growing in the stone retaining wall and prying the stones apart. The Commission asked that 1 to 2 trees, 6 shrubs, two of which could be substituted with ferns, be planted to replace the habitat value of the two mature trees. The owners will utilize a list of plants suggested by the Commission (to be communicated to the owners via email by Mr. Nonni) and redraft a landscaping plan, to be submitted by December 11, 2014, and discussed at the December 18th meeting. The owners will also send a representative to that meeting, as they live out of state.

Ms. Beckwith drafted a Notice of Noncompliance for work without a permit at **66 Dudley St**, and will issue it on Nov. 7th.

Mr. Wheltle updated the Commission on activities at **Coolidge Rd**, the latest being that a new for sale sign is on the house and the open lots are being sold to developers.

The **Symmes** working group is going to meet on Nov. 19th at 5-6pm. Ms. White and Mr. Nonni of the Commission will attend.

Ms. Chapnick updated the Commission on the issuance of an award of monies for the Natural Resource Damages (NRD) settlement for the **Mystic River oil spill** that occurred in May 2013. MassDEP will hold a public meeting in December to solicit proposals for projects using the NRD funds in support of restoration of Mystic River in the area of impact.

Meeting adjourned at 9:48pm.

Respectfully submitted,
Corinna Beckwith
Commission Administrator